

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

2 LAUNDRY COTTAGES, MOTTS HILL, GROOMBRIDGE, TN3 9PF

SITTING ROOM WITH INGLENOOK FIREPLACE * INNER HALL * UTILITY AREA * CLOAKROOM * IMPRESSIVE KITCHEN/DINING ROOM * FIRST FLOOR LANDING * 3 GOOD SIZED BEDROOMS * FAMILY BATHROOM * PERIOD FEATURES * REAR GARDENS WITH VINE COVERED SEATING TERRACE OFFERING PEACE AND SECLUSION * FRONT GARDENS * TWO PARKING BAYS * DETACHED PITCHED ROOF OUTBUILDING * STUNNING RURAL LOCATION * APPROX 1.5 MILES TO ERIDGE RAILWAY STATION



PRICE: £495,000 FREEHOLD

DESCRIPTION

Positioned in an idyllic rural setting yet within 1.5 miles of Eridge railway station a 3 bedroom character cottage with off street parking and a pretty outbuilding forming part of this small and hamlet on the outskirts of Groombridge.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

The gardens and outside space are a particular feature with a vine clad seating terrace positioned to the rear of the house providing peace and seclusion beyond which are areas of lawn flanked by natural hedging. There is a further area of garden to the front of the property, which affords a stunning outlook across the neighbouring woodland and countryside. The accommodation spans two floors and comprises in brief on the ground floor a sitting room with large inglenook fireplace and exposed timbers, an inner hall, cloakroom, useful utility area and an impressive kitchen/dining room. From the inner hall a staircase rises to the first floor landing, 3 bedrooms and a family bathroom. Outside there are two allocated parking bays and a useful detached pitched roof outbuilding which could be used as a home office or hobbies room. There are numerous footpaths nearby which provide extensive scenic walks including a pleasant walk to Groombridge village and the local pub. EPC Band E.

LOCATION

2 Laundry Cottages is beautifully located in a quiet rural location surrounded by woodland and open countryside forming part of this small hamlet yet within 1.5 miles of Eridge railway station providing services to London. Groombridge village is close-by and provides a strong sense of community spirit and a range of public facilities and amenities including a general store, two pubs, a doctor's surgery and St. Thomas's Primary School which is approximately half a mile distant. In addition, there are numerous clubs and activity groups including cricket, Bowles and a tennis club, climbing and walking at the Harrison Rocks and an amateur dramatic society. Nearby Crowborough offers a wider selection of shopping and leisure facilities including bars/restaurants, supermarkets, a leisure centre and a railway station offering services to London. Royal Tunbridge Wells is also easily accessed to the west which provides an impressive range of shopping and leisure facilities including the Pantiles area and a large shopping mall as well as a main railway station offering further services to London Waterloo, Charing Cross and Cannon Street in just under an hour.

The accommodation and approximate room measurements comprise:

Stable door with glazed insert into: **SITTING ROOM:** 13'10 x 10'10 impressive inglenook fireplace with recessed cast iron wood burning stove, exposed timbers, built-in storage cupboard, sash windows overlooking the front of the property enjoying stunning views, radiator.

INNER HALLWAY: Staircase rising to the first floor landing, radiator, under stairs **UTILITY AREA.**

CLOAKROOM: comprising low level WC with concealed cistern, wall mounted wash basin with tiled splashback, tiled flooring.

KITCHEN/DINING ROOM: 19'11 x 9'6 Fitted with a matching range of units and comprising recessed one and half bowl ceramic sink unit with free standing mixer tap, cupboards, retractable spice drawer and dishwasher beneath. Adjoining worksurfaces, range cooker with extractor canopy over, further range of units to eye and base level, double glazed window to rear, part glazed double doors opening to the rear courtyard and gardens, timber flooring, recessed spot lighting.

From the inner hallway a staircase rises to the **SPLIT LEVEL FIRST FLOOR LANDING:** radiator, sky light window, built-in storage cupboards.

BEDROOM 1: 14'4 x 10'10 twin double glazed windows overlooking the front of the property enjoying stunning rural views, built-in storage cupboard, radiator, exposed wall timbers.

BEDROOM 2: 11'3 x 7'1 glazed double doors opening to a Juliette balcony which enjoys views across the gardens.

BEDROOM 3: 9'5 x 7'3 Velux window, exposed wall timbers.

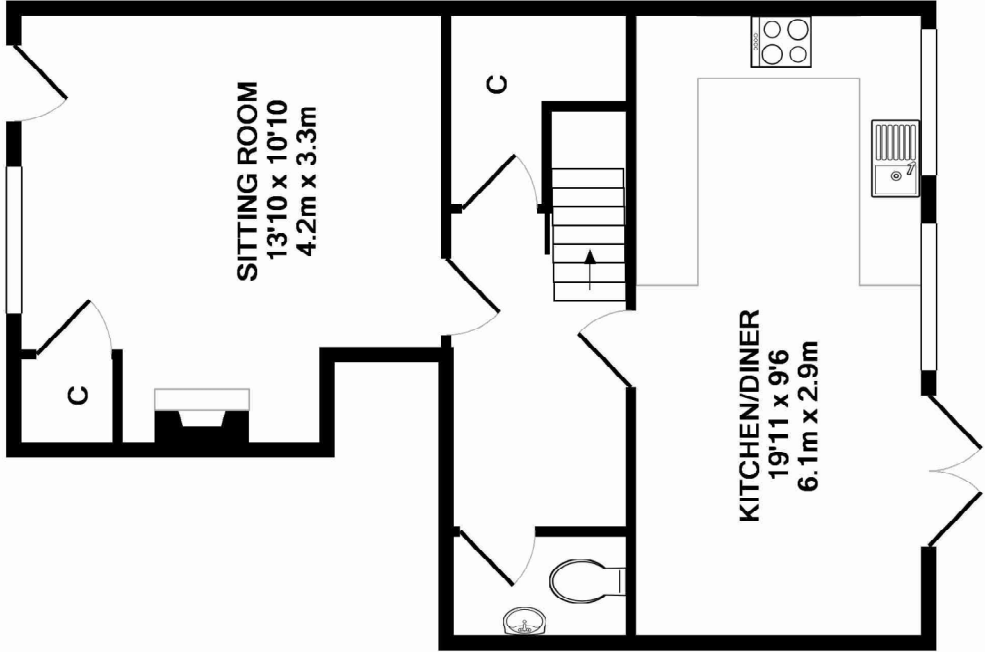
FAMILY BATHROOM: comprising double ended enclosed bath with wall mounted shower unit and fully tiled surround, low level WC, wash basin, opaque window to rear, radiator.

OUTSIDE GARDENS

A small courtyard immediately adjoins the kitchen/dining room with steps ascending to a large vine covered seating terrace which offers peace and seclusion. The remainder of the garden is laid to two tired areas of lawn flanked by natural hedging to one side of which is a timber shed and the oil tank. A gate gives direct access to the neighbouring lane. There is a further area of garden located to the front of the property which affords a stunning rural outlook across the woodland and countryside beyond. Accessed via a shared driveway there are two parking bays designated for No2. In addition, beyond the front garden there is a **DETACHED PITCHED ROOF OUTBUILDING** 13'2 x 6'7 which could be used as a home office or hobbies room if required.



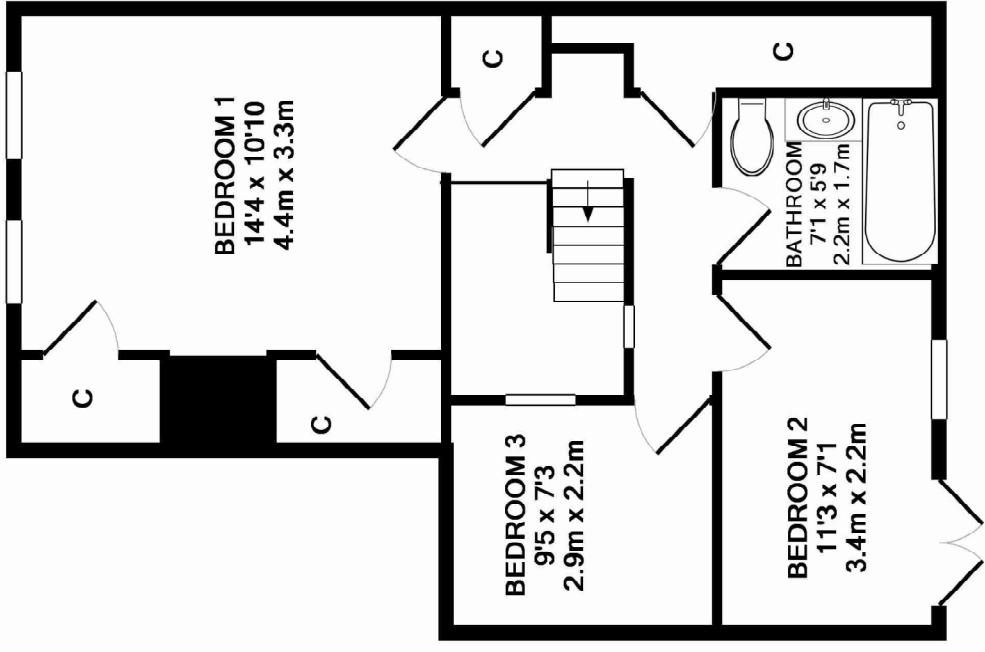




GROUND FLOOR
 APPROX. FLOOR
 AREA 573 SQ.FT.
 (53.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1063 SQ.FT. (98.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR
 APPROX. FLOOR
 AREA 490 SQ.FT.
 (45.5 SQ.M.)